

95-498-XA

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director August 8, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #493 - Druid Ridge Cemetery - REVISED COMMENTS
7900 Park Heights Avenue
Zoning Advisory Committee Meeting of July 10, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Forest Conservation

It has been agreed that this project will be phased. As such, application for grading permits will be required for each phase. Each permit can result in the clearing of no more than 40,000 square feet of forest. Additionally, a Single Lot Declaration of Intent must be completed and submitted to this office.

Forest Buffer

Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains do not apply to this project. However, state and federal permits may be required.

JLP:sp

DRUIDRID/DEPRM/TXTSBP

2006-08-10 10:50

3587-95-

7/31/95
J

LAW OFFICES
ROSOLIO, SILVERMAN & KOTZ, P. A.
SUITE 220, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513

DEBORAH C DOPKIN

TELEPHONE 410-339-7100
FAX NO. 410-339-7107

July 28, 1995

Mr. J. Lawrence Pilson
Department of Environmental Protection
and Resource Management
401 Bosley Avenue
Mail Stop 3404
Towson, Maryland 21204

**RE: Druid Ridge Cemetery - 7900 Park Heights Avenue
Applicability of Forest Conservation Act and of
Regulations for the Protection of Water Quality,
Streams, Wetlands and Floodplains**

Dear Larry:

This firm represents Druid Ridge Cemetery with regard to a Petition for Special Exception which will be heard on August 8, 1995 before the Zoning Commissioner for Baltimore County. (Item #493, Case #95-498 XA.)

The Zoning Office has forwarded to me a copy of the comments of the Department of Environmental Protection and Resource Management dated July 26, 1995 requiring compliance with both of the above captioned County laws.

In connection with those comments, I have reviewed Title 14 of the Baltimore County Code, Title IX, Section 14-333 - "Protection of Water Quality, Streams, Wetlands and Floodplains". I have also reviewed Title 14 of the Baltimore County Code, Title X - Forest Conservation, Section 14-403. Further, I have conducted research into both the cemetery's records and those of the County regarding prior development and construction activity at the property.

My investigation revealed the following prior activities: building permit #288-79 C-2; building permit #1265-79 C-2; building permit #1029-71; building permit #B170469 RA; building permit #B141346 TAC 1394-92; and, building permit #B140986 GRC 1369-92. A development plan for the entire site entitled "Master Site Development Plan" prepared by Daft-McCune-Walker, Inc. and dated March 7, 1979 was approved by the Office of Planning and Zoning on March 26, 1979 and signed by the then Zoning Commissioner. A copy of that plan from the microfilm records of the Zoning Office is enclosed

WILLIAM E. ...

LAW OFFICES
ROSOLIO, SILVERMAN & KOTZ, P. A.

Mr. J. Lawrence Pilson
July 28, 1995
Page 2

for your reference. Also enclosed is a copy of the permit application that accompanied that plan. The permit was for the construction of mausoleum buildings, additions to which are the subject of the current zoning petition.

Based on my review of the pertinent provisions of Title 14-333, I believe that the design standards for forest buffers and building setbacks should not apply to the proposed construction at the cemetery. Prior to January 1, 1991, building permits had been issued for improvements, and substantial construction had been commenced and been pursued to completion, as set forth in the Code.

Similarly, I believe that the cemetery is outside of the scope of the forest conservation law based on 14-403(b)16 of the Code. That law does not apply to development in accordance with a valid development plan which was accepted for filing prior to January 1, 1993. I believe the enclosed development plan satisfies that requirement.

I would appreciate your reviewing these enclosures and considering the submission in light of the property's long history of development. As I mentioned to you on the telephone, the cemetery was founded in the 1890's and has been utilized continuously since then. Please let me hear from you at your earliest convenience. If you would like to meet with me and Dick Matz, the engineer who prepared the zoning plat, we are available any time prior to the hearing for such a meeting.

I appreciate your consideration of this matter.

Very truly yours,

ROSOLIO, SILVERMAN & KOTZ, P.A.

Deborah C. Dopkin

DCD/kmc

Enclosure

cc: Mr. Richard E. Matz (via fax and first class mail)
Ms. Lillian Mosley (via fax and first class mail)
Zoning Office File (Case No. 95-498 XA, Item 493)

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE - W/S Park Heights Ave., * DEPUTY ZONING COMMISSIONER
bet. Old Court Road and I-695 (7900 Park Heights Avenue)
3rd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District * Case No. 95-498-XA
Druid Ridge Cemetery Company *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Exception and Variance for that property known as 7900 Park Heights Avenue, located in the vicinity of Reisterstown Road and the Baltimore Beltway (I-695) in Pikesville. The Petitions were filed by the owners of the property, Druid Ridge Cemetery Company, by Lillian Mosley, Vice President, through their attorney, Deborah C. Dopkin, Esquire. The Petitioners request a special exception for an existing non-conforming cemetery, including signs, for future expansion of mausoleums, lawn ground burial areas, crypt burial areas, and accessory offices and maintenance areas, and such other uses as are incidental and accessory to a cemetery. In addition to the special exception relief sought, the Petitioners seek a variance from Section 1801.2.C.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit building to building setbacks of 0 feet in lieu of the required 60 feet. The subject property and relief sought are more particularly described on the site plans submitted and accepted into evidence as Petitioner's Exhibit 1, Sheets 1 and 2.

Appearing at the hearing on behalf of the Petitions were Lillian Mosley, Vice President of Druid Ridge Cemetery Company, Richard E. Matz, Professional Engineer with Colbert, Matz, Rosenfelt, Inc., the engineering firm which prepared the site plan for this project, and Deborah C. Dopkin.

Esquire, attorney for the Petitioners. Appearing as interested parties in the matter were Phyllis Friedman, Milton Fox, Jr., Michael Greenebaum, and William R. Kahn, all residents of the surrounding community.

Testimony and evidence offered revealed that the subject property consists of 208.801 acres, more or less, zoned D.R.2 and is the site of the Druid Ridge Cemetery. The property is located just southwest of the Baltimore Beltway between Park Heights Avenue, Reisterstown Road, and Old Court Road in Pikesville. The cemetery has operated from this location since 1898 and is beautifully landscaped and well-maintained. Much of the property remains park land inasmuch as the cemetery has not had to utilize many areas of this large tract as part of its operation. The property is presently improved with an administration building, maintenance buildings and various types of burial sites, including lawn crypts and mausoleums. Ms. Lillian Mosely, Vice President of Druid Ridge Cemetery, stated that many areas of the cemetery might not have burial sites for some 60 to 70 years. In essence, the cemetery is nowhere near capacity and has many years of operation left.

The Petitioners now come before me seeking to expand the existing administration building, which is located just off its entrance from Park Heights Avenue. Small additions to both the front and rear of the building are proposed. In addition to those improvements, the Petitioners propose to construct two additional mausoleum buildings adjacent to the existing Chapel. The additions to the administration building and the proposed mausoleums are highlighted in green on Petitioners' Exhibit 1. Due to the location of these additions and the overall size of this tract, the proposed additions are minor in nature and will not be detrimental to the surrounding locale.

- 2 -

Given the nature of mausoleums, which are generally constructed close to one another and adjacent to a Chapel so that individuals visiting family and friends in the cemetery can pray or meditate, the requested variance is necessary in order to proceed as proposed. The special exception request is needed to legitimize the existing cemetery which has operated from the subject site for nearly 100 years. As to approving the existing signs on the property, I will allow the two signs at both the Park Heights Avenue entrance and the Reisterstown Road entrance to remain. However, the two temporary identification signs at the Park Heights Avenue entrance are not necessary and shall be removed within thirty (30) days of the date of this Order.

It is clear that the B.C.Z.R. permits the use proposed in a D.R.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

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The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

The B.C.Z.R., specifically Section 307.1, established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in the case of Cromwell v. Ward, 107 Md. App. 691 (1995). The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself-- unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property."

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to

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show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of this State. In Loyola Federal Savings and Loan Association v. Buschman, 227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Loyola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property

line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to an applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief to the owner of the property involved and be more consistent with that afforded other property owners; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pps. 214-215.

I find from the testimony and evidence presented at the hearing before me that the Applicants have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in strict harmony with the spirit and intent of the B.C.Z.R. and that the granting of this relief is accomplished without injury to the public health, safety or general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

- 5 -

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of August, 1995 that the petition for Special Exception seeking approval of an existing non-conforming cemetery, including signs, as modified herein, and the future expansion of mausoleums, lawn ground burial areas, crypt burial areas, and accessory offices and maintenance areas, and such other uses as are incidental and accessory to a cemetery, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1801.2.C.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit building to building setbacks of 0 feet in lieu of the required 60 feet for proposed mausoleum buildings, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is, condition upon the Petitioners removal of the two temporary signs at the Park Heights Avenue entrance within thirty (30) days of the date of this Order.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204
August 14, 1995
(410) 887-4386

Deborah C. Dopkin, Esquire
Rosolio, Silverman & Kotz
502 Washington Avenue, Suite 220
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL AND VARIANCE
W/S Park Heights Avenue, between Old Court Road and I-695
(7900 Park Heights Avenue)
3rd Election District - 2nd Councilmanic District
Druid Ridge Cemetery Company - Petitioners
Case No. 95-498-XA

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

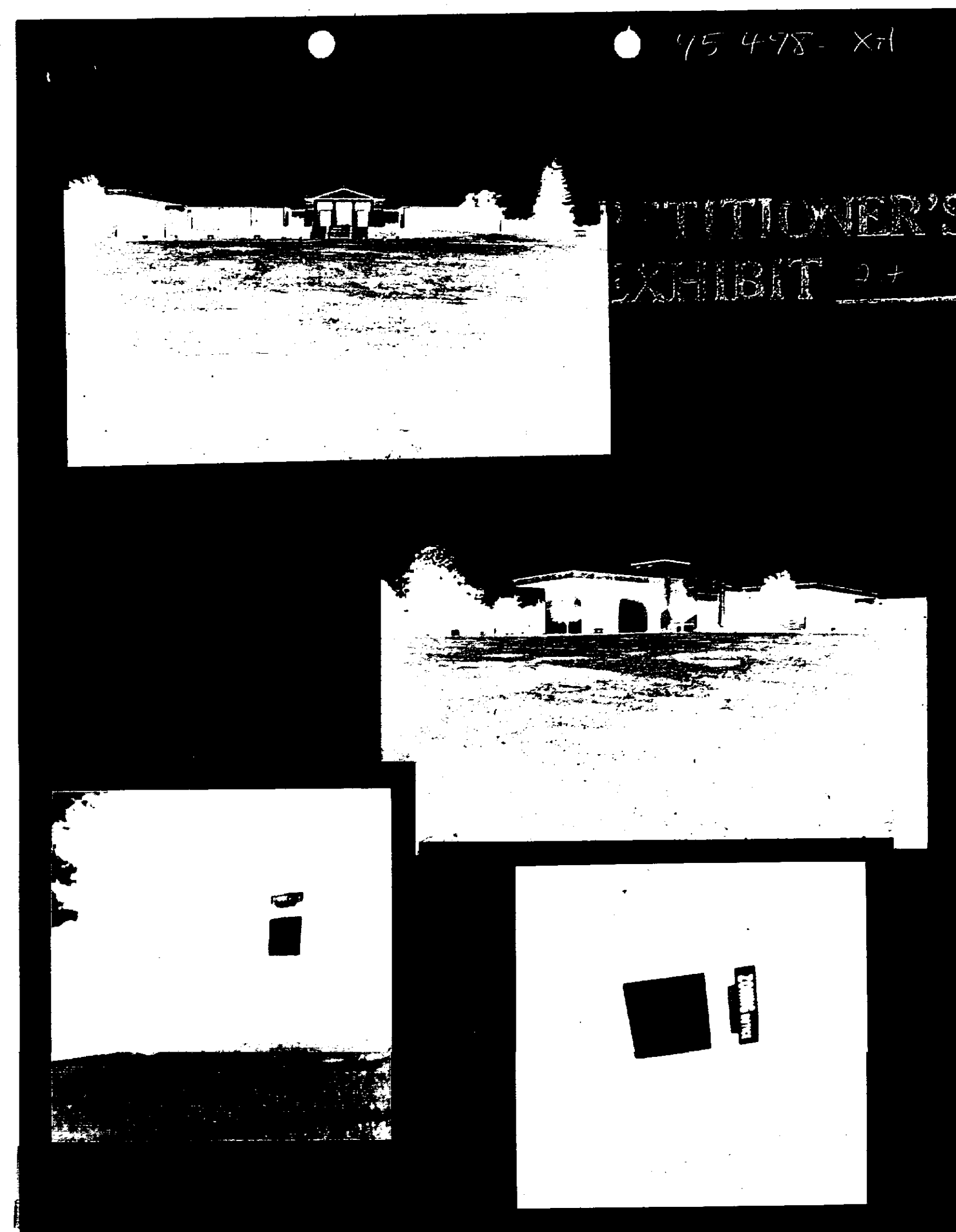
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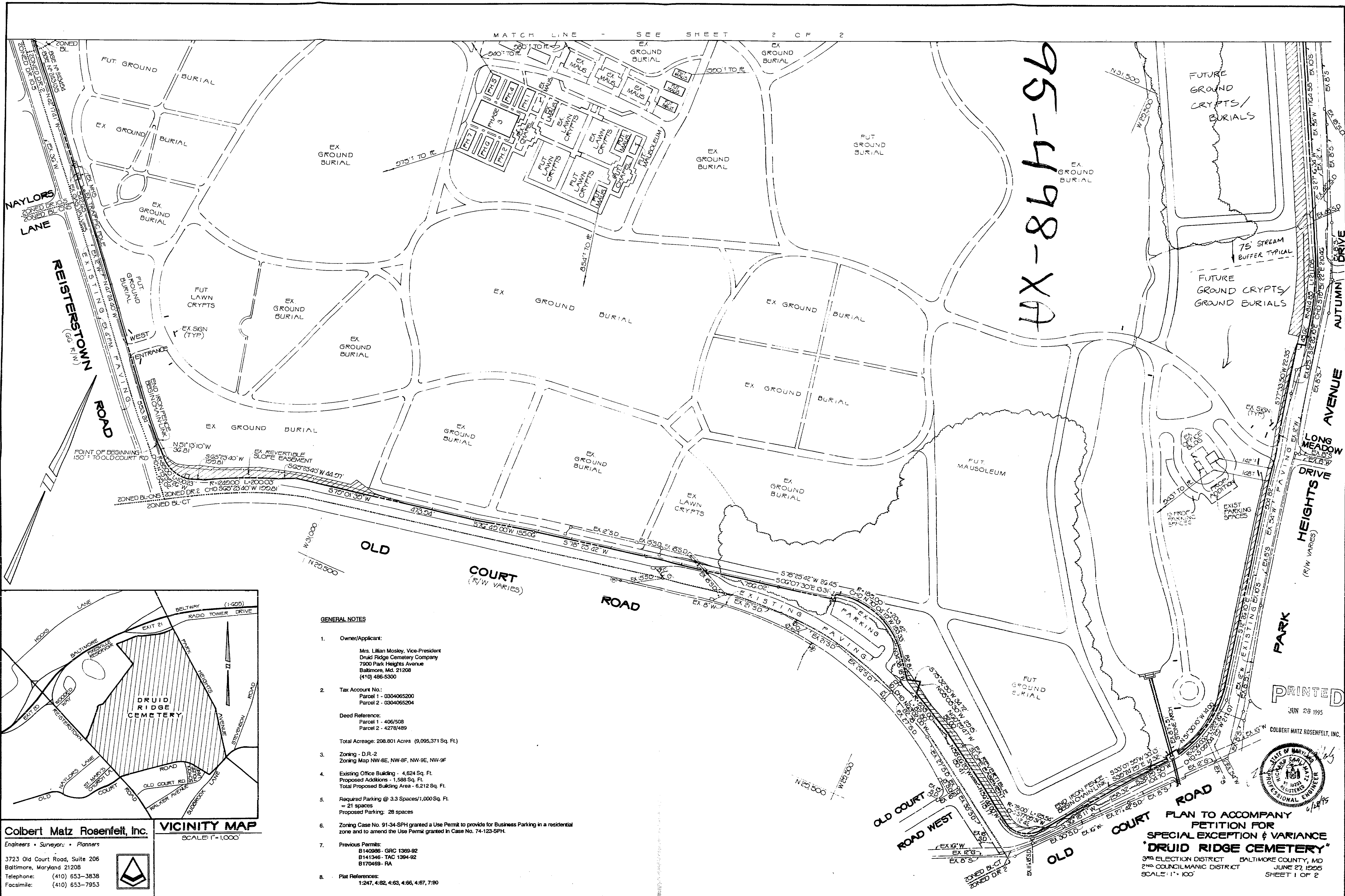
cc: Ms. Lillian Mosley, Vice President, Druid Ridge Cemetery Company
7900 Park Heights Avenue, Baltimore, Md. 21208

Mr. Richard E. Matz, Colbert, Matz, Rosenfelt, Inc.
3723 Old Court Road, Suite 206, Baltimore, Md. 21208

Ms. Phyllis Friedman, 19 Hambleton Court, Baltimore, Md. 21208
Mr. Milton Fox, Jr., 3503 Round Hollow Road, Baltimore, Md. 21208
Mr. Michael Greenebaum, 1829 Reisterstown Road, Baltimore, Md. 21208
Mr. William R. Kahn, 7900 Long Meadow Road, Baltimore, Md. 21208

People's Counsel; Case File



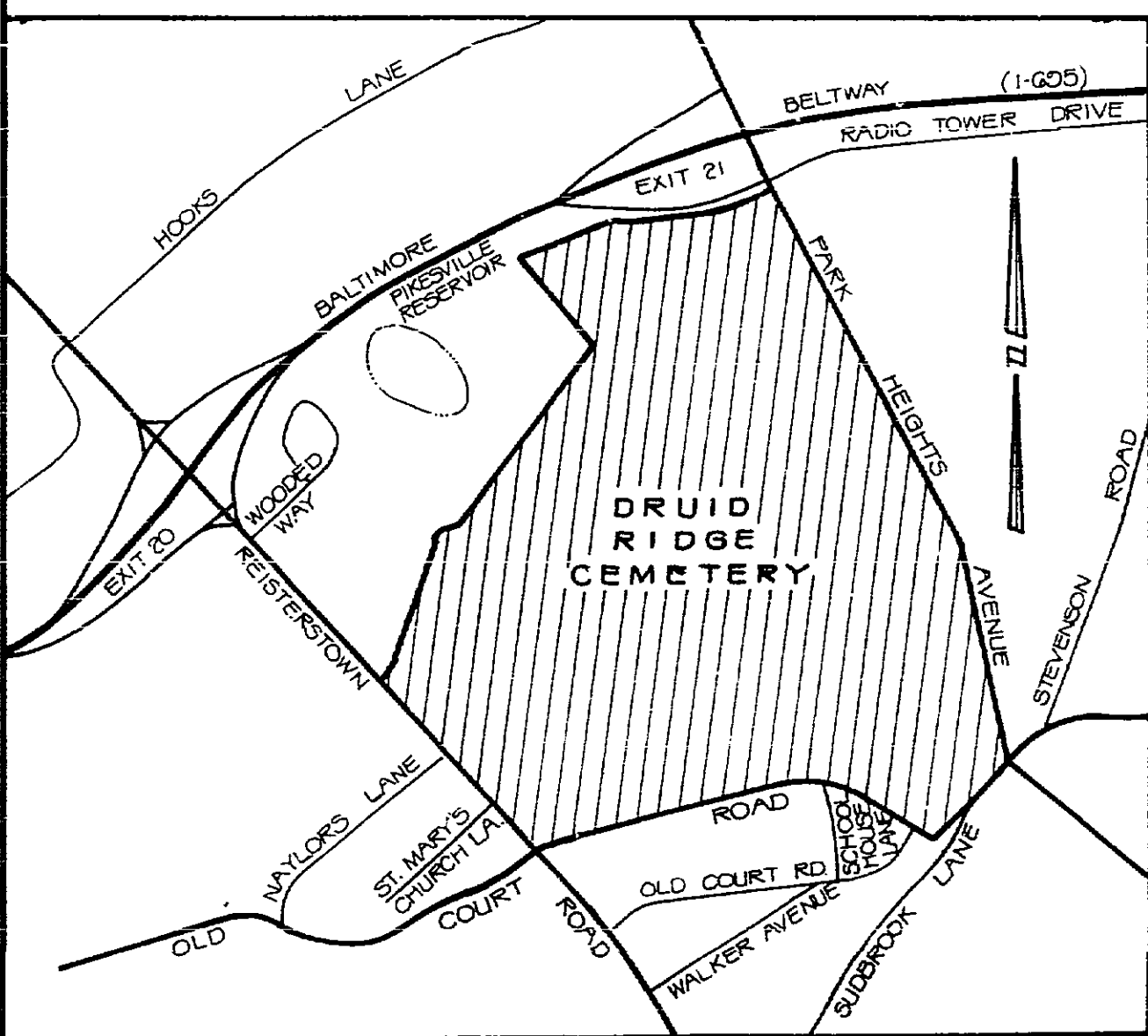


GENERAL NOTES

- Owner/Applicant:
Mrs. Lillian Mosley, Vice-President
Druid Ridge Cemetery Company
7900 Park Heights Avenue
Baltimore, Md. 21208
(410) 486-5300
- Tax Account No.:
Parcel 1 - 0304065200
Parcel 2 - 0304065204

Deed Reference:
Parcel 1 - 406/508
Parcel 2 - 4278/489

Total Acreage: 208.801 Acres (9,095,371 Sq. Ft.)
- Zoning - D.R.-2
Zoning Map NW-8E, NW-8F, NW-9E, NW-9F
- Existing Office Building - 4,624 Sq. Ft.
Proposed Additions - 1,588 Sq. Ft.
Total Proposed Building Area - 6,212 Sq. Ft.
- Required Parking @ 3.3 Spaces/1,000 Sq. Ft.
= 21 spaces
Proposed Parking: 28 spaces
- Zoning Case No. 91-34-SPH granted a Use Permit to provide for Business Parking in a residential zone and to amend the Use Permit granted in Case No. 74-123-SPH.
- Previous Permits:
B140896 - GRC 1309-92
B141346 - TAC 1394-92
B170469 - RA
- Plot References:
1:247, 4:82, 4:63, 4:66, 4:67, 7:80



Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners

3723 Old Court Road, Suite 206
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

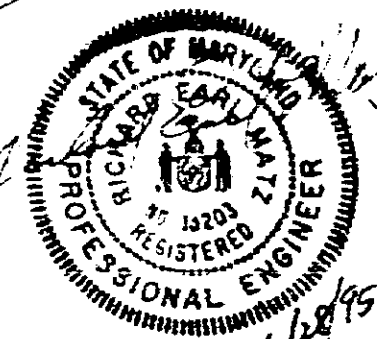


VICINITY MAP
SCALE: 1"=1,000'

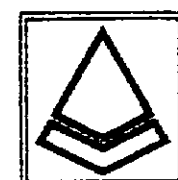
PLAN TO ACCOMPANY
PETITION FOR
SPECIAL EXCEPTION & VARIANCE
"DRUID RIDGE CEMETERY"
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD
2ND COUNCILMANIC DISTRICT JUNE 27, 1995
SCALE: 1"=100' SHEET 1 OF 2

PRINTED
JUN 28 1995

COLBERT MATZ ROSENFELT, INC.

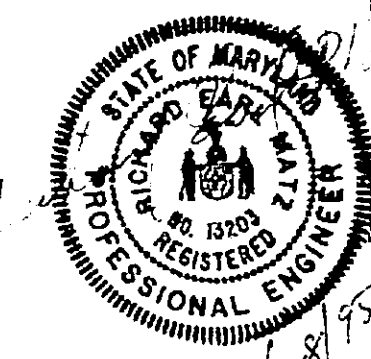


Facsimile: (410) 653-7953



PLAN TO ACCOMPANY
PETITION FOR
SPECIAL EXCEPTION & VARIANCE
"DRUID RIDGE CEMETERY"

3RD ELECTION DISTRICT BALTIMORE COUNTY, MD
2ND COUNCILMANIC DISTRICT JUNE 27, 1995
SCALE: 1" = 100' SHEET 2 OF 2



MAYOR AND CITY COUNCIL
OF BALTIMORE
W.P.C. 567/367

CLARA B. EVANS,
ET AL
S.M. 8237/15 182-14

MATCH LINE - SEE SHEET 1 OF 2

CMR JOB# 95090

Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners

3723 Old Court Road, Suite 206

Baltimore, Maryland 21208

Telephone: (410) 653-3838

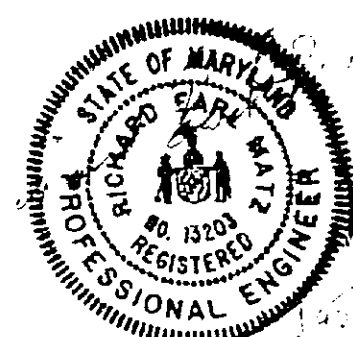
Facsimile: (410) 653-7953



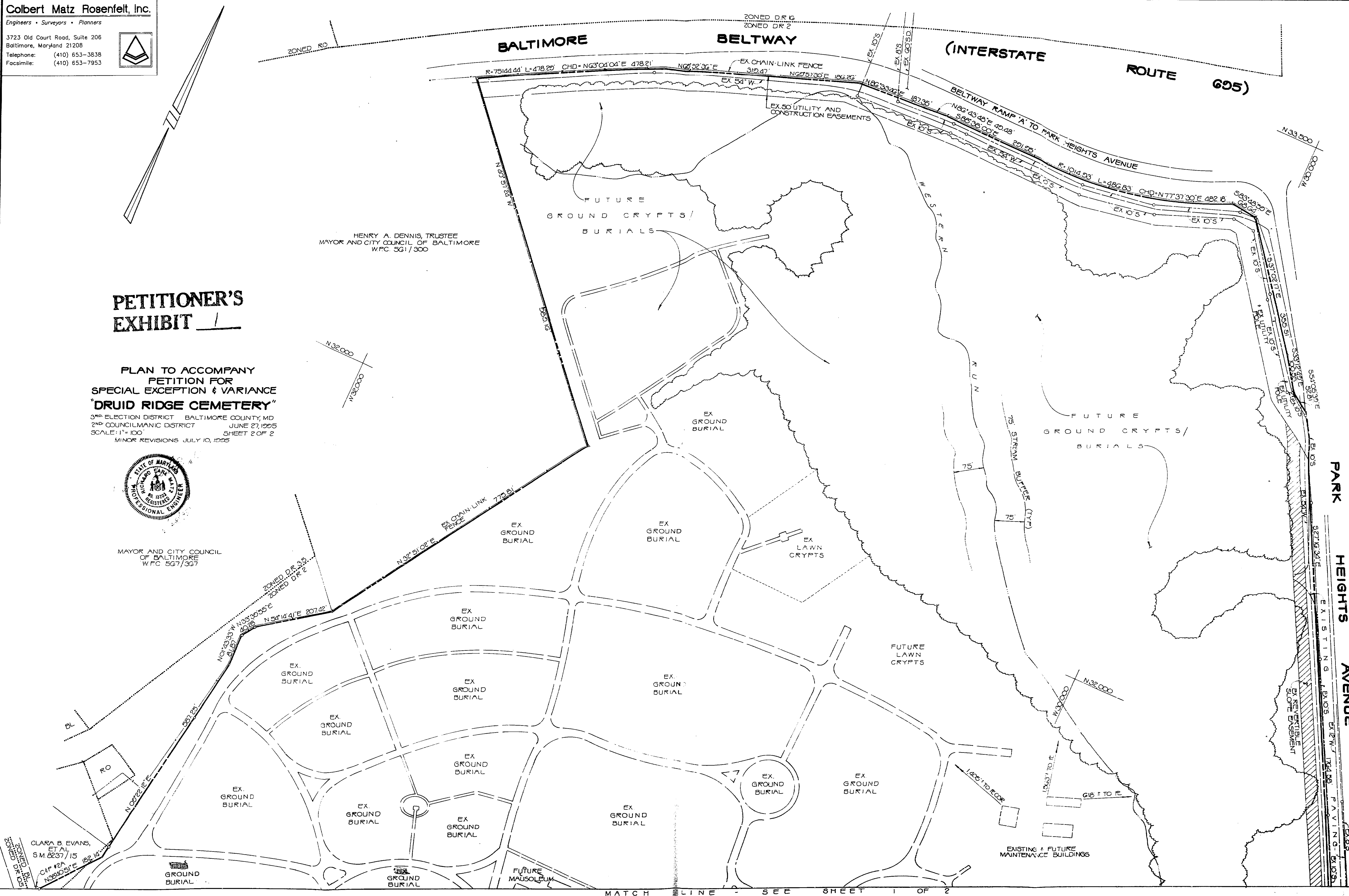
PETITIONER'S EXHIBIT 1

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE "DRUID RIDGE CEMETERY"

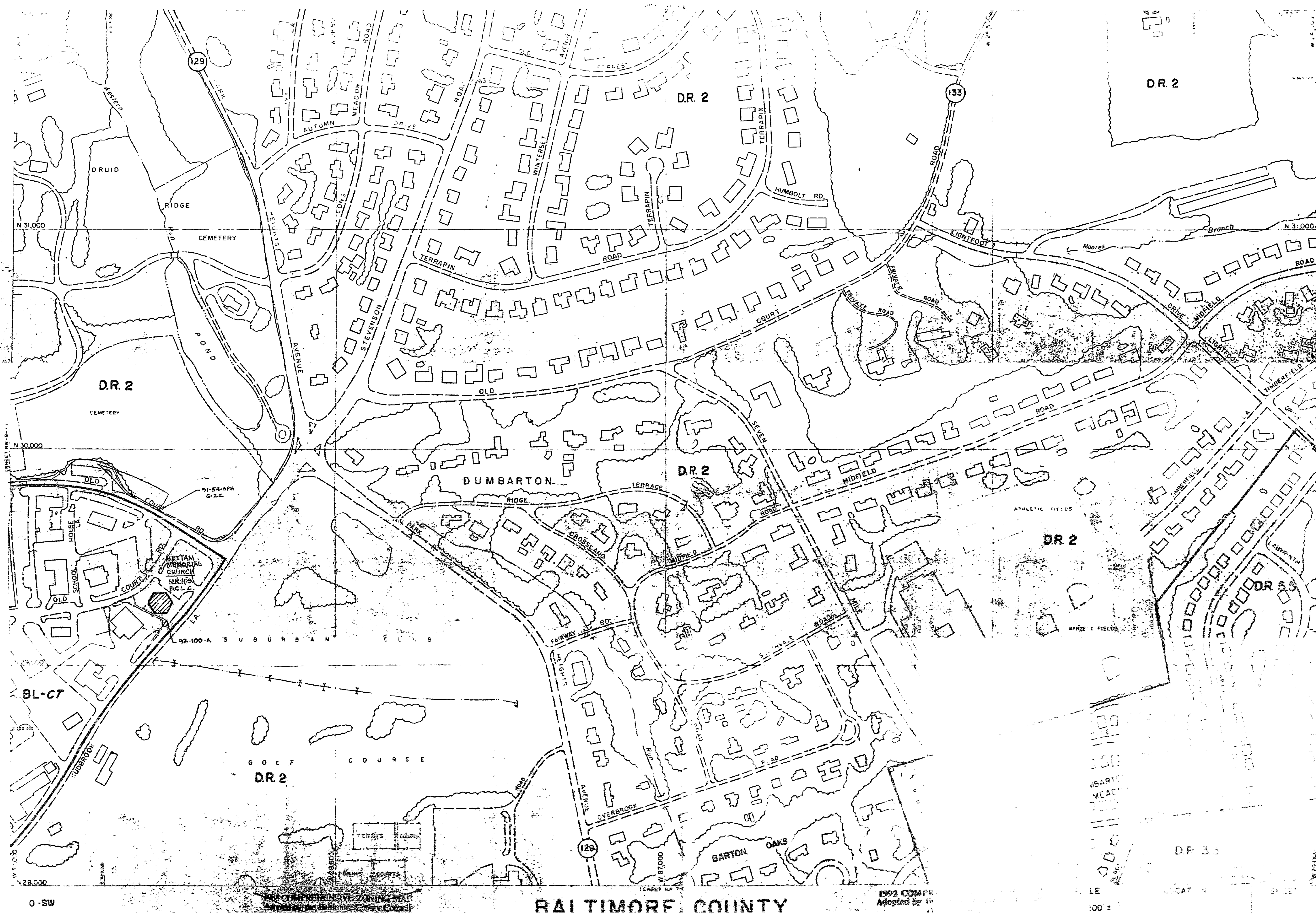
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD
2ND COUNCILMANIC DISTRICT JUNE 27, 1995
SCALE: 1" = 100' SHEET 2 OF 2
MINOR REVISIONS JULY 10, 1995

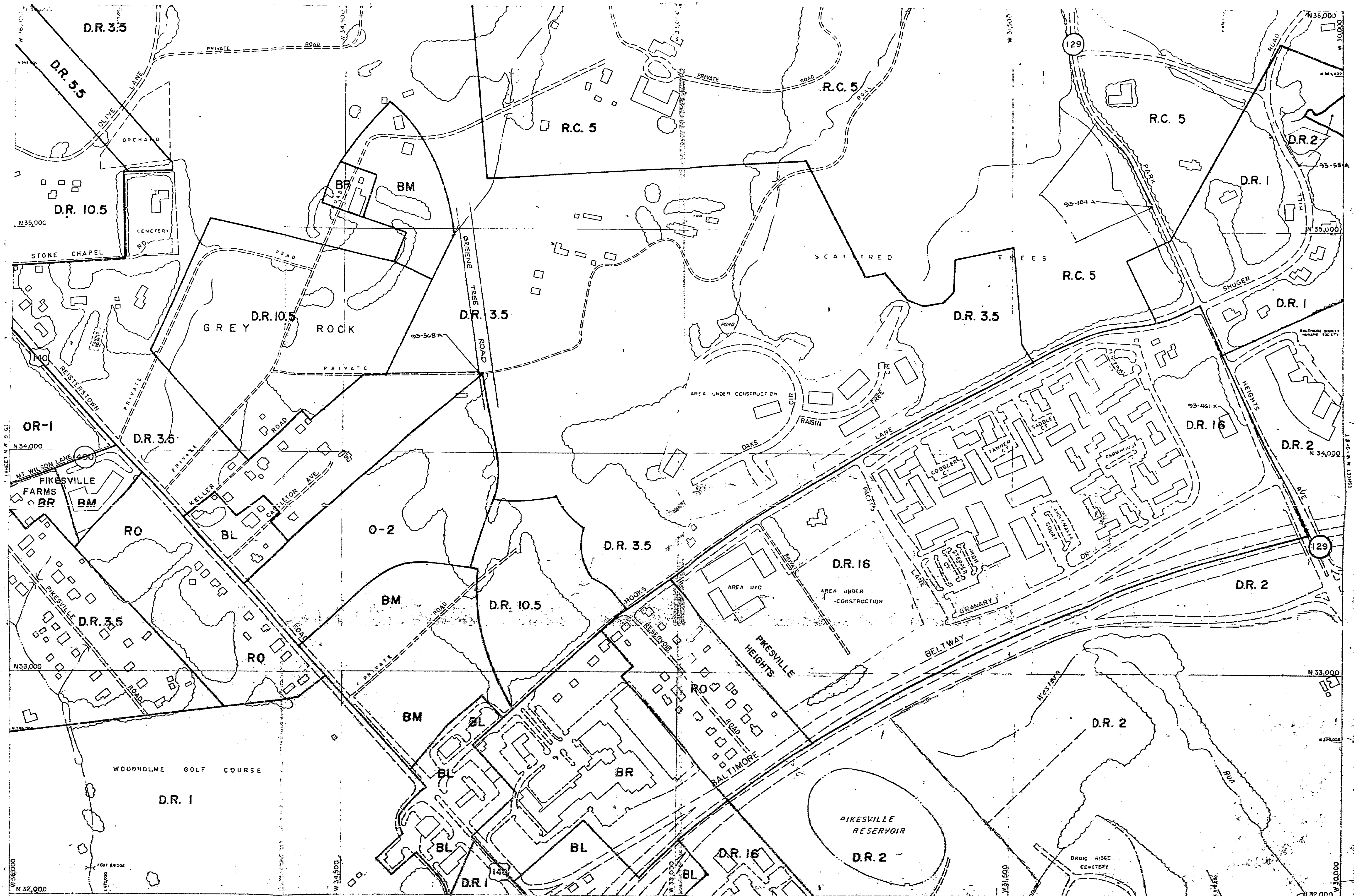


MAYOR AND CITY COUNCIL
OF BALTIMORE
WFC 567/567



CMR 308* 95099





P - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Ord. Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92, 160-92

William A. Howard
Chairman, County Council

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PIKESVILLE
GREY ROCK

SHEET

N W
9-F

15090



JUN-12-95 MON 15:06 ROSCO SILVERMAN P.A. FAX NO. 410-971107

Petition for Special Exception

95-498-XA
to the Zoning Commissioner of Baltimore County
for the property located at 7900 Park Heights Avenue
which is presently zoned D.R.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for an existing non-conforming cemetery and for future expansion of mausoleums, lawn/ground burial areas, crypt burial areas, and accessory offices and maintenance areas, and such other uses as are incidental and accessory to a cemetery.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor: N/A
Legal Owner(s): Druid Ridge Cemetery Company
Signature: Lillian Mosley, Vice President
Address: 502 Washington Ave., #220, Towson, MD 21204
City: Towson State: MD Zipcode: 21204
Deborah C. Dopkin, Esquire
Address: 502 Washington Ave., #220, Towson, MD 21204
City: Towson State: MD Zipcode: 21204
Reviewed by: 6-29-95
493

Petition for Variance

95-498-XA
to the Zoning Commissioner of Baltimore County
for the property located at 7900 Park Heights Avenue
which is presently zoned D.R.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C1.a. to permit building to building setbacks of zero feet (0') in lieu of the required sixty feet (60').

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor: N/A
Legal Owner(s): Druid Ridge Cemetery Company
Signature: Lillian Mosley, Vice President
Address: 502 Washington Ave., Suite 220, Towson, MD 21204
City: Towson State: MD Zipcode: 21204
Deborah C. Dopkin, Esquire
Address: 502 Washington Ave., #220, Towson, MD 21204
City: Towson State: MD Zipcode: 21204
Reviewed by: 6-29-95
493

Colbert Matz Rosenfelt, Inc.

Civil Engineers - Surveyors - Planners

ZONING DESCRIPTION

7900 PARK HEIGHTS AVENUE
208.801 ACRES ON THE WEST SIDE OF PARK HEIGHTS AVENUE
ELECTION DISTRICT 3 COUNCILMANIC DISTRICT 2

BEGINNING AT A POINT ON THE EAST SIDE OF REISTERSTOWN ROAD WHICH IS 66 FEET WIDE AT A DISTANCE OF 150 FEET NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, OLD COURT ROAD, OF VARIABLE WIDTH AS RECORDED IN LIBER 406 FOLIO 508 AND LIBER 4278 FOLIO 489 AND INCLUDE THE MEASUREMENTS AND DIRECTIONS HERE ON THE PLAT IN THE CORRECT LOCATION AS FOLLOWS:

- 1) NORTH 41 DEGREES 24 MINUTES 40 SECONDS WEST 553.24 FEET;
- 2) NORTH 42 DEGREES 17 MINUTES 41 SECONDS WEST 542.64 FEET;
- 3) NORTH 38 DEGREES 40 MINUTES 51 SECONDS EAST 182.14 FEET;
- 4) NORTH 09 DEGREES 22 MINUTES 12 SECONDS EAST 587.25 FEET;
- 5) NORTH 01 DEGREES 43 MINUTES 33 SECONDS WEST 81.87 FEET;
- 6) NORTH 33 DEGREES 39 MINUTES 55 SECONDS EAST 40.28 FEET;
- 7) NORTH 54 DEGREES 14 MINUTES 41 SECONDS EAST 207.42 FEET;
- 8) NORTH 32 DEGREES 51 MINUTES 02 SECONDS EAST 775.81 FEET;
- 9) NORTH 40 DEGREES 57 MINUTES 24 SECONDS WEST 989.16 FEET;
- 10) NORTHEASTERLY BY A CURVE TO THE RIGHT WITH A RADIUS OF 7514.44 FEET THE DISTANCE OF 478.29 FEET;
- 11) NORTH 68 DEGREES 52 MINUTES 36 SECONDS EAST 319.47 FEET;
- 12) NORTH 69 DEGREES 57 MINUTES 30 SECONDS EAST 186.26 FEET;
- 13) NORTH 86 DEGREES 33 MINUTES 46 SECONDS EAST 187.35 FEET;
- 14) NORTH 86 DEGREES 43 MINUTES 48 SECONDS EAST 49.48 FEET;
- 15) SOUTH 88 DEGREES 38 MINUTES 00 SECONDS EAST 291.95 FEET;
- 16) NORTHEASTERLY BY A CURVE TO THE LEFT WITH A RADIUS OF 1014.93 FEET THE DISTANCE OF 486.83 FEET;
- 17) SOUTH 83 DEGREES 48 MINUTES 59 SECONDS EAST 68.64 FEET;
- 18) SOUTH 37 DEGREES 02 MINUTES 17 SECONDS EAST 355.51 FEET;
- 19) SOUTH 33 DEGREES 12 MINUTES 49 SECONDS EAST 100.95 FEET;
- 20) SOUTH 54 DEGREES 05 MINUTES 39 SECONDS EAST 52.81 FEET;
- 21) SOUTH 27 DEGREES 16 MINUTES 34 SECONDS EAST 1764.58 FEET;
- 22) SOUTHEASTERLY BY A CURVE TO THE RIGHT WITH A RADIUS OF 814.85 FEET THE DISTANCE OF 211.05 FEET;
- 23) SOUTH 12 DEGREES 26 MINUTES 10 SECONDS EAST 45.62 FEET;
- 24) SOUTH 77 DEGREES 33 MINUTES 50 SECONDS WEST 22.35 FEET;
- 25) SOUTH 12 DEGREES 26 MINUTES 10 SECONDS EAST 904.82 FEET;
- 26) SOUTHWESTERLY BY A CURVE TO THE RIGHT WITH A RADIUS OF 296.00 FEET THE DISTANCE OF 222.26 FEET;
- 27) NORTH 51 DEGREES 30 MINUTES 10 SECONDS WEST 14.00 FEET;
- 28) SOUTH 33 DEGREES 07 MINUTES 59 SECONDS WEST 30.13 FEET;
- 29) SOUTH 39 DEGREES 24 MINUTES 29 SECONDS EAST 14.32 FEET;
- 30) SOUTH 38 DEGREES 29 MINUTES 50 SECONDS WEST 104.70 FEET;
- 31) SOUTH 36 DEGREES 18 MINUTES 11 SECONDS WEST 258.32 FEET;
- 32) SOUTHWESTERLY BY A CURVE TO THE RIGHT WITH A RADIUS OF 78.00 FEET THE DISTANCE OF 125.54 FEET;

3723 Old Court Road, Suite 206 Baltimore, Maryland 21208
Telephone: (410) 553-3838 / Facsimile: (410) 553-7953

95-498-XA

- 33) NORTH 56 DEGREES 44 MINUTES 00 SECONDS WEST 115.17 FEET;
- 34) NORTH 58 DEGREES 06 MINUTES 20 SECONDS WEST 150.41 FEET;
- 35) NORTH 60 DEGREES 29 MINUTES 47 SECONDS WEST 52.00 FEET;
- 36) FEET THE DISTANCE OF 82.80 FEET;
- 37) NORTH 05 DEGREES 05 MINUTES 30 SECONDS WEST 29.15 FEET;
- 38) SOUTH 75 DEGREES 32 MINUTES 50 SECONDS WEST 34.72 FEET;
- 39) NORTH 88 DEGREES 34 MINUTES 18 SECONDS WEST 82.81 FEET;
- 40) NORTHWESTERLY BY A CURVE TO THE LEFT WITH A RADIUS OF 185.00 FEET THE DISTANCE OF 203.42 FEET;
- 41) SOUTH 78 DEGREES 25 MINUTES 42 SECONDS WEST 26.45 FEET;
- 42) SOUTH 06 DEGREES 07 MINUTES 30 SECONDS EAST 13.31 FEET;
- 43) SOUTH 06 DEGREES 25 MINUTES 42 SECONDS WEST 796.02 FEET;
- 44) SOUTH 76 DEGREES 49 MINUTES 00 SECONDS WEST 155.06 FEET;
- 45) SOUTH 79 DEGREES 01 MINUTES 39 SECONDS WEST 267.69 FEET;
- 46) SOUTH 79 DEGREES 01 MINUTES 39 SECONDS WEST 206.25 FEET;
- 47) SOUTH 65 DEGREES 23 MINUTES 40 SECONDS WEST 44.97 FEET;
- 48) SOUTHWESTERLY BY A CURVE TO THE LEFT WITH A RADIUS OF 1249.00 FEET THE DISTANCE OF 200.03 FEET;
- 49) SOUTH 65 DEGREES 23 MINUTES 40 SECONDS WEST 29.52 FEET;
- 50) NORTHWESTERLY BY A CURVE TO THE RIGHT WITH A RADIUS OF 89.00 FEET THE DISTANCE OF 100.23 FEET;
- 51) NORTH 51 DEGREES 13 MINUTES 10 SECONDS WEST 36.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 208.801 ACRES OR 9,095,371 SQUARE FEET.

J:\COL\DES\95099.DES

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 7/21/95
Posted for: Special Exception Hearing
Petitioner: Druid Ridge Cemetery Company
Location of property: 7900 Park Heights Avenue, 4th
Location of Sign: 7900 Park Heights Avenue, 4th (old Court Road)
Remarks:
Posted by: M. Mosley
Number of Signs: 2
Date of return: 7/27/95

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 14, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 13, 1995.

THE JEFFERSONIAN.
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the herein petition for a Special Exception for an existing non-conforming cemetery (including signs) and for future expansion of mausoleums, lawn/ground burial areas, crypt burial areas, and accessory offices and maintenance areas, and such other uses as are incidental and accessory to a cemetery, to permit building to building setbacks of zero feet in lieu of the required 60 feet.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

For newspaper advertising:
Case No.: Item No.: 493
Petitioner: DRUID RIDGE CEMETERY COMPANY
LOCATION: 7900 PARK HEIGHTS AVENUE
PLEASE FORWARD ADVERTISING BILL TO:
NAME: LILLIAN MOSLEY, DRUID RIDGE CEMETERY
ADDRESS: 7900 PARK HEIGHTS AVENUE
BALTO., MD 21208
PHONE NUMBER: 486-5300

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-498-XA (Item 493)
7900 Park Heights Avenue
W/S Park Heights Avenue, between M&C Old Court Road and SAC of I-695
3rd Election District - 2nd Councilmanic
Legal Owner(s): Druid Ridge Cemetery Company
HEARING: TUESDAY, AUGUST 8, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Exception for an existing non-conforming cemetery (including signs) and for future expansion of mausoleums, lawn/ground burial areas, crypt burial areas, and accessory offices and maintenance areas, and such other uses as are incidental and accessory to a cemetery.
Variance to permit building to building setbacks of zero feet in lieu of the required 60 feet.

LABORER E. SCHULTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 7/21/95
Posted for: Special Exception Hearing
Petitioner: Druid Ridge Cemetery Company
Location of property: 7900 Park Heights Avenue, 4th
Location of Sign: 7900 Park Heights Avenue, 4th (old Court Road)
Remarks:
Posted by: M. Mosley
Number of Signs: 2
Date of return: 7/27/95

95-498-XA 493

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6-27-95 ACCOUNT: R-001-6100

AMOUNT: \$ 690.00
DEBRA DOPKIN, COO DRUID RIDGE CEM. CO.
RECEIVED FROM: DRUID RIDGE CEM. CO.
O.C. SPEC. EX. PT. HEAR. 72.00
C.C. U.S. 1 2.00
FOR: OSC 516.00 14.00
TOTAL 530.00
VALIDATION OR SIGNATURE OF CASHIER
LABORER E. SCHULTZ

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 10, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-498-XA (Item 493)
7900 Park Heights Avenue
9/8 Park Heights Avenue, between MAC Old Court Road and SWC of I-695
3rd Election District - 2nd Councilmanic
Legal Owner(s): Druid Ridge Cemetery Company
HEARING: TUESDAY, AUGUST 8, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Exception for an existing non-conforming cemetery (including signs) and for future expansion of mausoleums, lawn/ground burial areas, crypt burial areas, and accessory offices and maintenance areas, and such other uses as incidental and accessory to a cemetery.
Variance to permit building to building setbacks of zero feet in lieu of the required 60 feet.

Arnold Jablon
Director
Department of Permits and Development Management

cc: Druid Ridge Cemetery Company
Deborah C. Dopkin, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 1, 1995

Deborah C. Dopkin, Esquire
502 Washington Avenue
Towson, Maryland 21204

RE: Item No.: 493
Case No.: 95-498-XA
Petitioner: Druid Ridge Cemetery

Dear Ms. Dopkin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: July 25, 1995

FROM: Pat Keller, Director, OP2

SUBJECT: 7900 Park Heights Avenue

INFORMATION:

Item Number: 493

Petitioner: Lillian Mosley

Property Size:

Zoning: D.R. 2

Requested Action: Special Exception

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The Druid Ridge Cemetery is located within the boundaries of the Pikesville Reutilization Plan area. The cemetery abuts Park Heights Avenue and Old Court Road, at a Master Plan designated "gateway." This "gateway" provides a visually pleasing approach to the Old Court Road scenic route.

Prior to the issuance of any building permits, the petitioner shall submit elevation drawings for review and approval by the Director of the Office of Planning.

Prepared by: Jeffrey M. Long

Division Chief: Cary L. Lewis

PK/JL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #493 - Druid Ridge Cemetery
7900 Park Heights Avenue
Zoning Advisory Committee Meeting of July 10, 1995

July 26, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

This site must comply with the Forest Conservation Act.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 24, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 17, 1995
Items 479, 481, 492, 483, 484, 487, 488, 489,
490, 491, 492, 493, 495 and 496

The Development Plans Review Division has reviewed the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/13/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 10, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 478, 479, 480, 481, 482,
484, 487, 488, 490, 491, 492, 493 AND 495.

RECEIVED
JUL 18 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

Maryland Department of Transportation
State Highway Administration

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 493 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #493 - Druid Ridge Cemetery - REVISED COMMENTS
7900 Park Heights Avenue
Zoning Advisory Committee Meeting of July 10, 1995

August 8, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Forest Conservation

It has been agreed that this project will be phased. As such, application for grading permits will be required for each phase. Each permit can result in the clearing of no more than 40,000 square feet of forest. Additionally, a Single Lot Declaration of Intent must be completed and submitted to this office.

Forest Buffer

Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains do not apply to this project. However, state and federal permits may be required.

JLP:sp
DRUIDRID/DEPRM/TXTSBP

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
PETITION FOR VARIANCE * ZONING COMMISSIONER
7900 Park Heights Ave., W/S Park Heights *
Avenue, between NWC Old Court Road and * OF BALTIMORE COUNTY
SWC of 1-695, 3rd Election District, *
2nd Councilmanic * CASE NO. 95-498-XA
Druid Ridge Cemetery Company *
Petitioners *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, 502 Washington Avenue, Suite 220, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITION PROBLEMS AGENDA OF JULY 10, 1995

#479 -- CAM

1. No review information on bottom of petition form.

#485 -- JJS

1. Only one legal owner signature -- need signature of Kang.
2. Need original signature for lessee.

#486 -- MJK

1. Petitioner was not given copy of receipt (still in folder).
2. Need telephone number for legal owner.
3. Need title of person signing for contract purchaser.

#488 -- RT

1. Need typed or printed name and title of person signing for contract purchaser.

#489 -- JRA

1. Need title of person signing for legal owner.

#493 -- JRA

1. Need telephone number for legal owner.
2. Need address for legal owner.
3. Need telephone number for attorney.

#494 -- JRA

1. Who is legal owner? (Petition says Michael J. Specht & plat says Exxon Company, USA)

#495 -- JJS

1. Notary public section is incomplete.

#496 -- JJS

1. No original signatures on petitions.

COLBERT MATZ ROSENFELT, INC.
3723 Old Court Road Suite 205
BALTIMORE, MARYLAND 21208

LETTER OF TRANSMITTAL

(410) 653-3838
FAX (410) 653-7953
TO ZADM - BALTIMORE COUNTY
OFFICE OF ZONING

DATE	6-28-95	NO.	95099
ATTENTION	JOHN ALEXANDER via DEBORAH		
	DEVID RIDGE CEMETERY		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
1			Receipt for 690 ⁰⁰ from DPM for DEVID RIDGE
3			EXHIBITED PETITIONS FOR SPECIAL EXCEPTION
3			EXHIBITED PETITIONS FOR VARIANCE
12			PLAN TO ACCOMPANY PETITIONS SHEETS 1 AND 2 OF 2
1			SET OF 4 1"=200' SCALE ZONING MAPS
3			ZONING DESCRIPTIONS - SEALED
1			AERIAL PHOTOGRAPH 1"=200'

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ | <input type="checkbox"/> | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS

FOR PROCESSING

THERE ARE NO KNOWN OUTSTANDING ZONING VIOLATIONS ON THE SITE.
THERE ARE NO DELINQUENT ACCOUNTS

LILLIAN MOSLEY
COPY TO DEBORAH DOPKIN

SIGNED DICK MATZ

If enclosures are not as noted, kindly notify us at once.

493

COLBERT MATZ ROSENFELT, INC.
3723 Old Court Road Suite 205
BALTIMORE, MARYLAND 21208

LETTER OF TRANSMITTAL

(410) 653-3838
FAX (410) 653-7953
TO ZONING BALTO. CO

DATE	7-5-95	NO.	95099
ATTENTION	JOHN ALEXANDER		
	DEVID RIDGE		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
1			SET OF PHOTOGRAPHS

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ | <input type="checkbox"/> | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS

FOR INCLUSION IN ZONING PACKAGE

DEBORAH DOPKIN
COPY TO LILLIAN MOSLEY

SIGNED DICK MATZ

If enclosures are not as noted, kindly notify us at once.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<u>Lillian Mosley</u>	<u>6306 N. Charles St. Balt. 21208</u>
<u>Richard E. Matz</u>	<u>19 MARCHEWOODS LT 21208</u>
<u>DEBORAH DOPKIN</u>	<u>502 WASHINGTON AVE 21204</u>

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
<u>Phyllis Friedman</u>	<u>19 Humbleton Ct. 21208</u>
<u>MILTON FOX, JR.</u>	<u>3503 Round Hollow Rd. 21208</u>
<u>WM R KAHN</u>	<u>7903 LONG MEADOW 21208</u>

Author's Note

As American ideas of burial are changing, so is Druid Ridge Cemetery. Nowhere in this part of the country is there a cemetery building project to compete with its attempt to serve the emerging needs and preferences of the community. In a new chapel mausoleum complex, it is developing new methods and fashions for both below-ground burial and above-ground entombment. Truly a full service cemetery, it is proud of its future.

But Druid Ridge is also proud of its past. In an age when change is so rapid we can hardly keep pace with it, it is unusual to find a business with a long tradition of family interest, strong financial backing, and a steady effort on the part of its people to serve their fellow men and women. Researching the story was fascinating. It has all the elements of a good novel -- a beautiful setting, a dream, a failure, a recovery, a vision, some faithful and steadfast characters and a few unusual ones. One of these is "Black Aggie." Remember her?

Mary Ellen Thomsen
Baltimore, Maryland
1978

PETITIONER'S
EXHIBIT 3

14101 339-3105 FAX: 14101 339-7107
Seven - Please put in
file for Item 443
DEBORAH C. DOPKIN
ATTORNEY AT LAW
Case # 95-498 XA
SUITE 220 NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 410-339-7100
FAX NO. 410-339-7107

July 28, 1995

Mr. J. Lawrence Pilson
Department of Environmental Protection
and Resource Management
401 Bosley Avenue
Mail Stop 3404
Towson, Maryland 21204

RE: Druid Ridge Cemetery - 7900 Park Heights Avenue
Applicability of Forest Conservation Act and of
Regulations for the Protection of Water Quality,
Streams, Wetlands and Floodplains

Dear Larry:

This firm represents Druid Ridge Cemetery with regard to a Petition for Special Exception which will be heard on August 8, 1995 before the Zoning Commissioner for Baltimore County. (Item #493, Case #95-498 XA.)

The Zoning Office has forwarded to me a copy of the comments of the Department of Environmental Protection and Resource Management dated July 26, 1995 requiring compliance with both of the above captioned County laws.

In connection with those comments, I have reviewed Title 14 of the Baltimore County Code, Title IX, Section 14-333 - "Protection of Water Quality, Streams, Wetlands and Floodplains". I have also reviewed Title 14 of the Baltimore County Code, Title X - Forest Conservation, Section 14-403. Further, I have conducted research into both the cemetery's records and those of the County regarding prior development and construction activity at the property.

My investigation revealed the following prior activities: building permit #388-79 C-2; building permit #1265-79 C-2; building permit #1029-71; building permit #B170469 RA; building permit #B141346 TAC 1394-92; and, building permit #B140986 GRC 1369-92. A development plan for the entire site entitled "Master Site Development Plan" prepared by Daft-McCune-Walker, Inc. and dated March 7, 1979 was approved by the Office of Planning and Zoning on March 26, 1979 and signed by the then Zoning Commissioner. A copy of that plan from the microfilm records of the Zoning Office is enclosed